

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Monday, February 18, 2019**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **January 22, 2019**  
[January 22, 2019](#)

**INTRODUCTION OF NEW STAFF**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**13**

**CONSENT - ITEMS FOR DEFERRAL**

**2**

**CONSENT - ITEMS FOR APPROVAL**

**6, 7, 11, 15**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **CONSENT FOR DEFERRAL TA-1-19 Chapter 5, (Waivers)**  
To consolidate all waiver provisions into single chapter.  
***Deferred to March 18, 2019, by the Planning Director***
3. **TA-3-19 Chapter 12, (Open Space)**  
To adopt requirements for the provision of open space within residential developments.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on Council direction and consistency with the comprehensive plan  
[Staff Report](#)

4. **TA-4-19 Chapter 19, (Definitions)**

To revise existing, add new, and delete obsolete definitions to simplify regulations and move current definitions chapter to 19.

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with FUTUREBR, the need for consistency in definitions, and the recommendations of the parish's consultant

[Staff Report](#)

5. **Case 10-19 2678 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located on the south side of Government Street, to the west of South Eugene Street on a portion of Lot 1, Block 8 of McGrath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to the Unified Development Code requirements for lot size or area, it will not increase the extent of the nonconformity

[Application](#) [Staff Report](#)

6. **CONSENT FOR APPROVAL Case 11-19 207 St. Ferdinand Street and 420 America Street**

To rezone from Heavy Commercial (C2) to Business (C5) on property located southeast corner of Saint Ferdinand Street and America Street, to the south of North Boulevard, on Lot 1 and a portion of Lot 2, Square 30 of Beauregard Town Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **CONSENT FOR APPROVAL Case 12-19 12203 Airline Highway**

To rezone from Rural to Light Industrial (M1) on property located on the east side of Airline Highway, to the north of Pecue Lane, on Tract 3-B of the Ragusa Place property. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **ISPUD-1-19 Highpoint Subdivision**

Proposed four single family residential lots on property located south side of Highland Road, at the southwest quadrant of the intersection of Henry Adams and Highland Road, on Lot A-1, portion of an unnumbered 0.95 acre tract property. Section 68, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

9. **ISPUD-2-19 ADC**

Proposed mixed use development that includes commercial, office, and residential uses on property located north of Goodwood Avenue, south of Government Street, and west of Lobdell Avenue, on Lots 42, 47, and 48, and a portion of Lot CA-1, of the Adelia at Old Goodwood Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

10. **SPUD-2-18 Valencia Park**

A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements, as the submittal fails to meet the minimum motor vehicle parking requirements of §17.4.1 of the UDC

[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

11. **CONSENT FOR APPROVAL TND-1-07 Phase 5, Rouzan FDP Revision 4**

To modify lot setbacks, reconfigure proposed lots, and update phase lines on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

12. **CUP-1-16 Our Lady of Mercy Catholic Church (Columbarium)**

Re-approval of columbarium on property located to the East of Marquette Avenue, north of Government Street, and west of Apartment Court Drive, on Lot 1-A of the Frank Alello Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

13. **CONSENT FOR WITHDRAWAL S-1-19 Oak Hill Estates Subdivision**

A proposed residential subdivision located on the south side of North Oak Hills Parkway, to the east of Shady Lake Parkway, on Tract B-1-C-1-A and Tract B-1-C-1-B of the Joseph Shelvin Property (Council District 3 - Loupe)

***Withdrawn by the applicant on January 25, 2019***

14. **S-3-19 Villas at White Oak**

A proposed residential subdivision located on the west side of George O'Neal Road and south of Spiller's Way, on Tracts X-2-A-1-A and Y-1 of the Dr. A.L. Bordelon Property. (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

15. **CONSENT FOR APPROVAL Planning Commission Fee Schedule**

[Other](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**